



MILWAUKIE PLANNING
6101 SE Johnson Creek Blvd
Milwaukie OR 97206
503.786.7600
planning@milwaukieoregon.gov

Cottage Cluster Design Standards

The City of Milwaukie has adopted design standards for cottage clusters which require a minimum level of design. Detailed standards are located in Milwaukie Municipal Code (MMC) Subsections 19.505.1 and 19.505.4. The standards apply to all new cottage cluster developments and cottages with a street-facing façade.

This handout provides an overview of the following standards for cottage clusters:

Part 1: Development Standards

Part 2: Required Design Standards

Part 3: Detailed Design Features

Part 1: Development Standards

All new cottage clusters must meet the standards in Table 1. Additional details about each standard are located in MMC 19.505.4.

TABLE 1. DEVELOPMENT STANDARDS

Required Elements	Proposed	Comments Staff Use Only
All new cottage clusters:		
Building Types: Building types allowed, minimum and maximum number per cluster. R-MD zone: <ul style="list-style-type: none">Detached cottages3 minimum / 12 maximum dwelling units High Density zones <ul style="list-style-type: none">Detached and attached cottages3 minimum / 12 maximum dwelling units		
Home Size: <ul style="list-style-type: none">Max. building footprint per home: 900 sq ftMax. average floor area per dwelling unit: 1,400 sq ft		
Height: <ul style="list-style-type: none">Max. height: 25 ft or 2 stories (whichever is greater)Max. structure height between 5 & 10 ft of rear lot line: 15 ftMax. height to eaves facing common courtyard: 1.618 times the narrowest average width between two closest buildings¹		
Setbacks, Separations, and Encroachments: <ul style="list-style-type: none">Min. separation between structures: 6 ftMin. side and rear setbacks: 5 ftMax. front setback: 20 ftMin. separation between clusters: 10 ft		
Impervious Area, Vegetated Area: R-MD zone: <ul style="list-style-type: none">Max. impervious area: 60%		

¹ To ensure that the heights of buildings around a common courtyard do not overwhelm the scale of that courtyard, the height to the highest eaves on any building facing a common open is restricted to exceed 1.618 times the width of that common green between the two closest buildings across its narrowest average width.

<ul style="list-style-type: none"> Min. vegetated site area: 35% High Density zones <ul style="list-style-type: none"> Max. impervious area: 65% Min. vegetated site area: 35% 		
Community and Common Space: <ul style="list-style-type: none"> If provided, max. community building footprint: 1,000 sq ft² Common space: 150 sq ft per dwelling unit 		
Parking: <ul style="list-style-type: none"> Min. vehicle parking per cottage: 0.5 spaces Min. dry, secure bicycle parking per cottage: 1.5 spaces Min. guest bicycle parking per cottage: 0.5 spaces 		

Part 2: Required Design Standards

All new cottage dwellings must meet the standards in Table 2. Additional details about each standard are located in MMC 19.505.1.

TABLE 2. REQUIRED DESIGN STANDARDS

Required Elements	Proposed	Comments Staff Use Only
All new cottages:		
Building Articulation: All new cottages facing a street must comply with the following requirements, based on the building's street frontage width: <ul style="list-style-type: none"> Up to 30 ft: Not required 30-60 ft: Minimum 1 element More than 60 ft: Minimum 1 element every 30 ft Elements: (choose 1 or more for buildings more than 30 ft wide): <ul style="list-style-type: none"> <input type="checkbox"/> Porch at least 5 ft deep <input type="checkbox"/> Balcony at least 2 ft deep and accessible from an interior room <input type="checkbox"/> Bay window that extends at least 2 ft wide <input type="checkbox"/> Section of façade recessed by at least 2 ft deep and 6 ft long <input type="checkbox"/> Gabled dormer 		
Eyes on the Street: All new cottages facing a street, a shared open space/common courtyard, or a pedestrian path must meet this standard. <ul style="list-style-type: none"> At least 15% of any street-facing building face (whether front or street-side face) must be windows or entrance doors. 		
Main entrance: All new cottages facing a street, a shared open space/common courtyard, or a pedestrian path must meet this standard. <ul style="list-style-type: none"> All buildings must include a main entrance oriented to the street, common courtyard, or pedestrian path. Alternatively, the entrance may open onto a porch that meets the following standards: <ul style="list-style-type: none"> Be at least 25 sq ft in area with a minimum 4-ft in depth. Have at least 1 porch entry facing the street. Have a roof that is no more than 12 ft above the floor of the porch. 		

² Use of an existing home as the community building is exempt from this standard.

<ul style="list-style-type: none"> ○ Have a roof that covers at least 30% of the porch area. • Entrance cannot be more than 8 ft behind the longest street-facing wall of the building. 		
<p>Pedestrian circulation – applies to entire site</p> <p>For developments that include an addition or a new building(s), the on-site pedestrian circulation system must include the following:</p> <ul style="list-style-type: none"> • Continuous connections between the primary buildings, streets abutting the site, ground level entrances, common buildings, common open space, and vehicle and bicycle parking areas. • At least 1 pedestrian connection to an abutting street frontage for each 200 linear ft of street frontage. • Pedestrian walkways must be separated from vehicle parking and maneuvering areas by physical barriers such as planter strips, raised curbs, or bollards. <p>Walkways must be constructed with a hard surface material, must be permeable for stormwater, and must be no less than 3 ft wide. If adjacent to a parking area where vehicles will overhang the walkway, a 7-ft-wide walkway must be provided. The walkways must be separated from parking areas and internal driveways using curbing, landscaping, or distinctive paving materials.</p>		
<p>Privacy and screening – applies to entire site</p> <ul style="list-style-type: none"> • Mechanical and communication equipment and outdoor garbage and recycling areas must be screened so they are not visible from streets and common open spaces. • Utilities such as transformers, heating and cooling, electric meters, and other utility equipment must not be located within 5 ft of a front entrance and must be screened with sight-obscuring materials. <p>All fences on the interior of the development must be no more than 3 ft high. Fences along the perimeter of the development may be up to 6 ft high, except as restricted by Chapter 12.24 Clear Vision at Intersection. Chain-link fences are prohibited.</p>		
<p>Sustainability:</p> <p>In order to promote more sustainable development, developments that include new building(s) must incorporate the following elements:</p> <ul style="list-style-type: none"> • Building orientation that does not preclude utilization of solar panels, or an ecoroof on at least 20% of the total roof surfaces. • Windows that are operable by building occupants. • Window orientation, natural shading, and/or sunshades to limit summer sun and to allow for winter sun penetration. 		
<p>Common Open Space – applies to the entire site:</p> <p>Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards:</p>		

<ul style="list-style-type: none"> • The common courtyard must be a single, contiguous piece. • Cottages must abut the common courtyard on at least two sides of the courtyard. • The common courtyard must contain a minimum of 150 sq ft per cottage within the associated cluster. • The common courtyard must be a minimum of 15 ft wide at its narrowest dimension. • The common courtyard must be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard must not exceed 75% of the total common courtyard area. • Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard must count toward the courtyard's minimum dimension and area. Parking areas, required setbacks between cottages, and driveways do not qualify as part of a common courtyard. 		
<p>Off-Street Parking:</p> <ol style="list-style-type: none"> 1. Off-street parking may be arranged in clusters, subject to the following standards: <ul style="list-style-type: none"> • Cottage cluster projects with fewer than 16 cottages are permitted parking clusters of not more than 5 contiguous spaces. • Cottage cluster projects with 16 cottages or more are permitted parking clusters of not more than 8 contiguous spaces. • Parking clusters must be separated from other spaces by at least 4 ft of landscaping. • Clustered parking areas may be covered. 2. Off-street parking spaces and vehicle maneuvering areas must not be located: <ul style="list-style-type: none"> • Within of 20 ft from any street property line, except alley property lines. • Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys. • Off-street parking spaces must not be located within 10 ft of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 ft of other property lines. 3. Landscaping, fencing, or walls at least 3 ft tall must separate clustered parking areas and parking structures from common courtyards and public streets. 4. Garages and carports (whether shared or individual) must not abut common courtyards. 5. Individual attached garages up to 200 sq ft must be exempted from the calculation of maximum building footprint for cottages. 6. Individual detached garages must not exceed 400 sq ft in floor area. 7. Garage doors for attached and detached individual garages must not exceed 20 ft in width. 		

Part 3: Detailed Design Features

In addition to the required standards of Table 1, new cottages must incorporate a minimum of 5 detailed design features from Table 2, below. These requirements are not applicable to expansions of an existing structure. An architectural feature may be used to comply with more than one standard.

TABLE 2. DETAILED DESIGN REQUIREMENTS

All dwellings shall include at least 5 of the following design features:		
Detail Design Features (check 5 or more)	Description	Comments Staff Use Only
<input type="checkbox"/> A. Covered porch	Minimum 5' deep and 5' wide	
<input type="checkbox"/> B. Recessed entry	Minimum 2' deep and 5' wide	
<input type="checkbox"/> C. Offset building face	Minimum 16" from one exterior wall surface to the other	
<input type="checkbox"/> D. Dormer	Minimum 4' wide and integrated into roof form	
<input type="checkbox"/> E. Roof eaves	Minimum 12" projection from intersection of roof/exterior walls	
<input type="checkbox"/> F. Roof line offsets	Minimum 2' from top surface of one roof to the other	
<input type="checkbox"/> G. Tile or wood shingle roofs		
<input type="checkbox"/> H. Horizontal lap siding	Between 3"-7" wide (visible portion once installed) and made of wood, vinyl or fiber-cement	
<input type="checkbox"/> I. Brick, cedar shingles, or stucco siding at street-facing façade	Minimum 40% of building elevation visible from the street	
<input type="checkbox"/> J. Gable, hip, or gambrel roof design		
<input type="checkbox"/> K. Window trim	Minimum 3" wide and 5/8" deep at all windows on any street-facing façade	
<input type="checkbox"/> L. Window recesses	Minimum 3" from face of façade (all windows)	
<input type="checkbox"/> M. Balcony	Minimum 3' deep x 5' wide, accessible from an interior room	
<input type="checkbox"/> N. Roof pitch to south	Minimum 500 sq ft area, 30° to true north/south	
<input type="checkbox"/> O. Bay window	Minimum 2' deep and 5' long	
<input type="checkbox"/> P. Attached garage 35% or less of front façade*	35% or less measured from inside garage door frame	
<input type="checkbox"/> Q. Universal access. Dwelling must be built to meet universal access as follows:		

<ul style="list-style-type: none"> <input type="checkbox"/> a) Dwelling must have a bedroom on the ground floor. <input type="checkbox"/> b) A ramp complying with R311.8 Oregon Residential Specialty Code (ORSC) must be provided to the main entrance of the dwelling. <input type="checkbox"/> c) Doors must have a minimum clear width of 32". <input type="checkbox"/> d) Horizontal and vertical grab bars must be provided in one bathroom on the main floor at the toilet, bath and shower. (See ANSI A117-1 section 609 for size and location requirements.) 		
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* To be considered a detailed design feature, the width must not exceed 35%. If the width is increased to 40%, at least 5 other detailed design elements in Table 2 must be included in the design of the street-facing façade. If the width is increased to 50%, at least 7 other detailed design elements must be included. Please see Part 3, Attached Garage and Carport Standards, for more information.